



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2500671
Applicant Name: Tyler Goodmanson
Address of Proposal: 13517 Burke Avenue N

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,105 sq. ft. and B) 8,527sq. ft. Existing single family residence on Parcel A to remain.

The following approval is required:

Short Subdivision: To subdivide one parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

The subject property is located in a Single Family 5000 (SF 5000) zone, on the west side of Burke Avenue N, approximately 150 feet from the intersection of N 135th Street and Burke Avenue N. The rectangular shaped, 13,632.3-sq. ft. site has approximately 100 lineal ft. of frontage on Burke Avenue N and approximately 136 feet lot depth. Burke Avenue N at the project location has a paved roadway but is not developed with curb, gutter and sidewalk.

The subject site is currently developed with a single-family residence and two pools located to the rear of the existing house. There is no alley. There is a direct vehicular access from Burke Avenue N into an existing attached garage located on the southern portion of the existing single family residence. There are three large sized Douglas fir trees located next to the north property line at the middle of the lot. Three Madrona and two deciduous trees are located in front and rear of the lot, while three Western Red Cedars flank the extreme northwest corner of the lot. The topography of the site is relatively flat. The site is not located within any mapped or observed Environmentally Critical Area (ECA). Properties to the north, east, west and south are zoned SF 5000 and development in the vicinity is predominantly single family residential.

Proposal

The applicant proposes to subdivide one 13,632.3 square foot lot into two parcels of land. Proposed parcel areas are: A) 5,105.3 sq. ft. and B) 8,527 sq. ft. The existing single family residence on proposed Parcel A located on the southern portion of the site will remain and will have direct vehicular and pedestrian access from Burke Avenue N to the east. The proposed Parcel B is undeveloped and will have vehicular access also from Burke Avenue N.

Public Comment

Notice of the proposed project was published on March 17, 2005. The public comment period ended on March 30, 2005. No comment letter was received.

ANALYSIS - SHORT SUBDIVISION

Based on information provided by the applicant, referral comments from DPD's Drainage Section, Seattle Fire Department, and Seattle Public Utilities (Seattle City Light and Water Department); and review by the Land Use Planner, the following findings are made with respect to the applicable criteria:

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

1. *Conformance to the applicable Land Use Code provisions;*

The site is located within the Single Family 5000 zone (SF-5000).

This proposal will divide the subject lot into parcels of land as follows:

- Parcel A: 5,105.3 square feet
- Parcel B: 8,527 square feet.

The resulting lot areas exceed the 5000 square foot minimum lot size for each of the proposed lots. The existing residence on Parcel A will continue to comply with Land Use Code development standards. Therefore, the parcels created by the proposed subdivision of land satisfy the minimum lot area requirement of the underlying zone.

The lots created by the proposed short subdivision will conform to all development standards of the SF 5000 zone. The lot configuration provides an adequate buildable area to meet applicable yards, lot coverage requirements and other land use code development standards. Any new development must conform to land use code requirements at the time of application.

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

DPD has circulated this proposed short subdivision application to all city agencies with jurisdiction for review of utilities, access, and fire protection. All utilities are presently extended to Parcel A, and any changes in services would require approval of the respective utility.

Parcel A has approximately 73 feet street frontage on Burke Avenue N with direct pedestrian and vehicular access from the street. Proposed Parcel B will also have adequate vehicle, pedestrian, utility and fire protection access. The Seattle Fire Department has reviewed and approved this proposal for adequacy of emergency vehicle access. The applicant would have to record a no protest agreement to allow future street improvement in this area. Seattle City Light does not require any additional easements to provide electricity.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on March 11, 2005 (WAC ID No. 2005-0351).

The existing structure is connected by means of a single side-sewer to an 8-inch public sanitary sewer (PSS) located in Burke Avenue N.

Due to a lack of suitable infrastructure in the vicinity, storm-water will need to be managed on site. On June 20, 2005, applicant submitted a Geotechnical and Drainage Evaluation, prepared by Dennis Bruce, P.E. stating that the soil consist of moderately dense silty sand and gravels, thus, recommended infiltration design criteria of 18in/hour drain. Additional plan review requirements will be made at the

time of building permit application in accordance with any applicable storm-water ordinance in effect at the time.

4. *Whether the public use and interests are served by permitting the proposed division of land.*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, Short Subdivisions and Subdivisions, in Environmentally Critical Areas.*

The site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees:*

There are approximately twelve (12) trees (Douglas fir, Japanese Maple, Madrona, and Western Red Cedar) located upon the development site. Most of these trees are located along the site's perimeter to the rear and towards Burke Avenue N. Most of the trees along the perimeter of the site would be preserved. The potential building footprint on proposed Parcel A may necessitate the removal of the three Douglas Fir located at the middle of the lot towards the north property line and a 10" Madrona tree near the front property line. Bill Ames, City Forester, Seattle Department of Transportation, has determined after a site visit that the existing Madrona tree is in poor condition and need not be preserved. Future construction would be subject to the provisions of SMC 23.44.008, which sets forth the tree planting requirements on single-family lots. The City Forester believes that a couple of the Douglas Firs could be preserved, while accommodating driveway access if a qualified arborist provides guidance. The plat approval shall be so conditioned.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivision, when the subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, cluster housing, or single family housing:*

This Short Subdivision is not a unit lot subdivision. Thus, this section is not applicable to this short plat application.

8. *Conformance to the provisions of Section 23.24.046, multiple single family dwelling units on a single family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single family dwelling unit:*

This short subdivision is not a multiple single family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

The owner(s) and responsible party(s) shall:

Prior to Recording

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. Include the following on the face of the plat: "Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008.I.Tree Requirements. All future construction is subject to the applicable code provisions of SMC 25.09, Tree Protection. All trees shall remain on site until such time that building permit is approved and issued which allows for removal of trees on site."
3. Provide final recording forms and fees.

After Recording and Prior to Issuance of a Building Permit

4. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

5. Provide a report or plan from a qualified arborist to protect the Douglas fir trees near the north property line of Parcel A. The plan shall include on-site monitoring by the Arborist during critical construction activities, if necessary.

Signature: _____ (signature on file) Date: August 4, 2005
Christopher Ndifon, Land Use Planner

CN:bg

Ndifon/DOC/short plat/Short Plat/ 2500671 July 26, 2005.doc